



City of Vista Fees

July 2018

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REVISED BUILDING PERMIT FEES

(7/9/18)

TOTAL VALUATION	PERMIT FEE	PLAN CHECK FEE
1. \$0.00 to \$2,000.00	\$158.00	\$79.00
2. \$2,000.00 to \$25,000.00		
First \$2,000.00	\$158.00	\$79.00
Each additional \$1,000.00 or fraction thereof	\$6.87	\$3.43
3. \$25,001.00 to \$50,000.00		
First \$25,000.00	\$316.00	\$158.00
Each additional \$1,000.00 or fraction thereof	\$12.64	\$6.32
4. \$50,001.00 to \$100,000.00		
First \$50,000.00	\$632.00	\$316.00
Each additional \$1,000.00 or fraction thereof	\$15.80	\$27.90
5. \$100,001.00 to \$500,000.00		
First \$100,000.00	\$1422.00	\$1711.00
Each additional \$1,000.00 or fraction thereof	\$10.27	\$3.95
6. \$500,001.00 to \$1,000,000.00		
First \$500,000.00	\$5529.00	\$3290.00
Each additional \$1,000.00 or fraction thereof	\$11.06	\$5.07
7. \$1,000,001.00 to \$5,000,000.00**		
First \$1,000,000.00	\$11057.00	\$5827.00
Each additional \$1,000.00 or fraction thereof	\$7.11	\$0.71
8. \$5,000,001.00 to \$10,000,000.00**		
First \$5,000,000.00	\$39490.00	\$8661.00
Each additional \$1,000.00 or fraction thereof	\$8.53	\$0.57
9. \$10,000,001.00 and up**		
First \$10,000,000.00	\$82140.00	\$11531
Each additional \$1,000.00 or fraction thereof	\$8.21	\$1.15
<u>Certificate of Occupancy</u>		
Administrative / No Change of Use		\$79.00
Research of Property Specifics Required		\$158.00
Inspection (in addition to any processing/research)		\$785.00

* Repeat Plan Check Policy = 25% of original Plan Check Fee. ()

** An additional General Plan Surcharge of 7% of the Permit Fee will be added for valuations over \$100,000. ()

BUILDING VALUATION TABLE

This information bulletin provides construction valuation amounts used to determine the building valuation for new construction, miscellaneous building projects as well as alterations and additions to existing structures. Building valuation is used for reporting purposes and is also used in the determination of State seismic and strong motion instrumentation fees, etc.

The following Building Valuation Data has been provided by the International Code Council (ICC) in the February 2018 edition of the Building Safety Journal to determine the building valuation and provides average costs on a per square foot basis.

Group (2018 International Building Code)	IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
A-1 Assembly, theaters, with stage	239.41	231.54	226.03	216.67	203.74	197.86	209.82	186.11	179.13
A-1 Assembly, theaters, without stage	219.07	211.20	205.68	196.33	183.65	177.76	189.48	166.01	159.03
A-2 Assembly, nightclubs	188.23	182.77	178.14	170.93	161.13	156.68	164.92	145.88	140.94
A-2 Assembly, restaurants, bars, banquet halls	187.23	181.77	176.14	169.93	159.13	155.68	163.92	143.88	139.94
A-3 Assembly, churches	220.05	212.18	206.66	197.31	185.99	180.11	190.46	168.36	161.38
A-3 Assembly, general, community halls, libraries, museums	185.05	177.18	170.67	162.31	148.58	143.75	155.46	131.00	125.02
A-4 Assembly, arenas	218.07	210.20	203.68	195.33	181.65	176.76	188.48	164.01	158.03
B Business	192.02	185.04	179.30	170.56	155.93	150.11	164.01	137.00	131.05
E Educational	197.52	190.73	185.77	177.32	165.32	156.97	171.23	144.39	140.26
F-1 Factory and industrial, moderate hazard	114.08	108.82	102.59	98.59	88.51	84.45	94.44	74.21	69.43
F-2 Factory and industrial, low hazard	113.08	107.82	102.59	97.59	88.51	83.45	93.44	74.21	68.43
H-1 High Hazard, explosives	106.73	101.48	96.25	91.25	82.38	77.32	87.10	68.08	N.P.
H234 High Hazard	106.73	101.48	96.25	91.25	82.38	77.32	87.10	68.08	62.30
H-5 HPM	192.02	185.04	179.30	170.56	155.93	150.11	164.01	137.00	131.05
I-1 Institutional, supervised environment	191.30	184.81	179.46	171.90	158.36	154.06	171.99	141.86	137.45
I-2 Institutional, hospitals	321.25	314.27	308.52	299.78	284.17	0.00	293.24	265.24	N.P.
I-2 Institutional, nursing homes	222.99	216.01	210.27	201.52	187.89	0.00	194.98	168.96	N.P.
I-3 Institutional, restrained	218.28	211.30	205.55	196.81	183.43	176.62	190.27	164.50	156.55
I-4 Institutional, day care facilities	191.30	184.81	179.46	171.90	158.36	154.06	171.99	141.86	137.45
M Mercantile	140.27	134.81	129.18	122.96	112.68	109.23	116.95	97.44	93.50
R-1 Residential, hotels	193.08	186.60	181.24	173.68	159.89	155.58	173.77	143.39	138.97
R-2 Residential, multiple family	161.95	155.46	150.10	142.54	129.52	125.22	142.64	113.02	108.61
R-3 Residential, one- and two-family	151.10	146.99	143.20	139.61	134.50	130.95	137.27	125.85	118.45
R-4 Residential, care/assisted living facilities	191.30	184.81	179.46	171.90	158.36	154.06	171.99	141.86	137.45
S-1 Storage, moderate hazard	105.73	100.48	94.25	90.25	80.38	76.32	86.10	66.08	61.30
S-2 Storage, low hazard	104.73	99.48	94.25	89.25	80.38	75.32	85.10	66.08	60.30
U Utility, miscellaneous	83.66	79.00	74.06	70.37	63.47	59.32	67.24	50.19	47.80

- a. For shell only buildings deduct 20%
- b. Private garages use Utility, miscellaneous.
- c. Unfinished basements (Group R-3) = \$21.00 per sq. ft. (B-UNFNBSMT)
- d. N.P. = not Permitted

Miscellaneous Valuations

The following Miscellaneous Valuations table was developed by the San Diego Chapter of ICC and is adjusted annually using the ENR 20 Cities Construction Cost Index, as published by the Engineering News-Record, McGraw-Hill Publishing Company, during the month of January each year.

Structure or Item	Valuation	Structure or Item	Valuation
Agricultural Building	\$40/sq ft	Pile Foundations	
Aluminum Siding	\$12/sq ft	Cast-in-place concrete piles	\$45/lf
Antennas		Steel piles	\$109/lf
Radio over 30 ft high	\$7,335 ea	Retaining Wall	
Dish, 10ft diameter w/ decoder	\$8,911 ea	Concrete or Masonry	\$37/sq ft
Awning or Canopy (supported by building)		Re-roofing	
Aluminum	\$44/sq ft	1 square = 100 sq ft	
Canvas	\$18/sq ft	Built-up	
Balcony	\$30/sq ft	Asphalt based low slope	\$333/sq
Carport	\$18/sq ft	Single-ply	\$542/sq
Commercial Coaches	\$2,444 ea	Coating	\$179/sq
Decks (wood)	\$30/sq ft	Fiberglass	\$298/sq
Dwelling Solariums	\$212/sq ft	Overlay	\$244/sq
		Aluminum	\$1,192/sq
		Clay Tile	\$542/sq
		Concrete Tile	\$542/sq
Fence or Freestanding Wall		Metal Standing	
Wood or Chain Link	\$4/sq ft	Seam	\$1,517/sq
Wood Frame w/ Stucco	\$12/sq ft	Roof Structure replacement	\$31/sq
Wire	\$4/sq ft	Saunas (steam)	\$18,368 ea
Masonry	\$18/sq ft	Spa or Hot Tub	\$15,034 ea
Wrought Iron	\$12/sq ft	Stairs (ramps)	\$30/sq ft
Fireplace		Stone and Brick Veneer	\$14/sq ft
Concrete or Masonry	\$7,335 ea	Storage Racks	\$1.3/cu ft
Prefabricated Metal	\$4,910 ea	Suspended Ceilings	\$109/sq ft
Greenhouse	\$12/sq ft		
Manufactured Housing		Swimming Pool	
25% of "site built" house	\$51/sq ft	Vinyl-lined	\$70/sq ft
Mobile Home	\$51/sq ft	Gunite	\$77/sq ft
Patio		Fiberglass	\$84/sq ft
Wood Frame with Cover	\$18/sq ft	Tenant Improvements	\$70/sq ft
Metal Frame with Cover	\$24/sq ft		
Wood Frame Cover & Walls	\$27/sq ft	Alterations to Existing Structures	
Metal Frame Cover & Walls	\$30/sq ft	<u>With No Additional Floor Area or Roof Cover</u>	
Screen or Plastic Walls	\$7/sq ft	Interior Partition	\$102/lf
Plastering		Windows/Sliding Glass Doors	\$32/sq ft of opening
Inside	\$6/sq ft	Close Exterior Wall Opening	\$30/sq ft of opening
Outside	\$6/sq ft		

To determine building valuation when the scope of work does not add to the existing floor area, for example when enclosing an open porch, or when converting a garage to living space, use the difference in valuation per square foot between the existing and the new use or occupancy.

CITY OF VISTA
REVISED BUILDING PERMIT FEES - FLAT FEES
(7/9/18)

Permit Type	Cost
Miscellaneous	
Reroof – Residential (Commercial / Multi-family reroofs are based on valuation)	\$316
Spa – Above Ground	\$158
Pool/Spa	\$785
Photo Voltaic System, 1-2 family Residential	\$400
Photo Voltaic System, Commercial / Multi Family	\$948
PV Battery Packs / Storage Systems Single Family Residential ¹	\$316
PV Battery Packs / Storage Systems Commercial / Multi Family ¹	\$948
Demolition	\$237
Retaining Wall – Standard Residential	\$702
Patio/Carport	\$351
Fuel Cell Facilities	\$395
Mechanical Permits	
HVAC / Furnace Replacement	\$276
A/C / Heat Pump Replacement	\$276
Plumbing Permits	
Water Heater	\$ 72
Re-pipe	\$237
Gas Line	\$237
Sewer Connection	\$276
Electrical Permits	
New/Replacement Panel ¹	\$395
Temporary Power Pole – 1 st Pole	\$276
Temporary Power – Each additional pole	\$ 79
Electrical Outlets	\$158
Meter Release/New Weather Head	\$276
Hardwired EV Chargers - Residential / Private Use (each)	\$316
Hardwired EV Chargers - Commercial / Common Use (each)	\$632
Mobile Home Park	
Mobile Home Cabana Addition	\$196
Mobile Home Patio Enclosure	\$196
Mobile Home Patio Cover / Deck	\$196
Mobile Home Setup	\$196
Mobile Home Other	\$196

Hourly Rates

Regular Inspection (Charged after 2+ inspections)	\$158
After Hours Inspection / Plan Check (2 Hr. Minimum)	\$179
Regular Plan Check (Charged after 2 nd Plan Check)	\$158
Alt. Materials Plan Check	\$158

Expired Permits / Penalties

Expired Permit Application	50% of building permit fee to reinstate
Expired Permit	50% of building permit fee to reinstate
Construction without Permit	Up to 200% of building permit fee penalty at the discretion of the Building Official.

¹ These fees will be charged at 50% of the fee amount when combined with a Photo Voltaic System fee

Park Fee (Effective 8/13/2018)

Single Family	\$ 7,522.51
Multi-Family (per dwelling unit)	\$ 7,475.28
Mobile Home	\$ 5068.54

Public Facilities Fee

Residential per dwelling unit	\$ 1,218/du
Commercial per acre	\$ 7,776/ac
Industrial per acre	\$ 7,794/ac

Sewer Fee (7/1/2018)

Vista Sanitation District Fees

Connection Fee per EDU	\$ 4,793.00
Single Family Dwelling	\$ 4,793.00
Condominium (EDU)	\$ 4,793.00
Multi-Family Dwelling (0.7 EDU)	\$ 3,355.00
Mobile Home (0.7 EDU)	\$ 3,355.00

Buena Sanitation Fees

Connection Fee per EDU	\$ 6,137.00
Single Family Dwelling	\$ 6,137.00
Condominium (EDU)	\$ 6,137.00
Multi-Family Dwelling (0.7 EDU)	\$ 4,295.00
Mobile Home (0.7 EDU)	\$ 4,295.00

Streets and Signal Development Impact Fees (effective 7/1/18)

Residential

Single Family	\$ 5,581.98/du
Multi-Family	\$ 4,465.59/du
Mobile Home	\$ 2,232.80/du

Commercial

Retail/Services	\$ 15.43/sq ft
Office	\$ 12.44/sq ft

Industrial

Industrial/R&D/Warehouse	\$ 5.09/sq ft
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Engineering Fees (Other)

Street Improvements (if required)

Any building permit for new construction will require the dedication of any necessary right of way and construction of any street improvements on the parcel's street frontages. Fee will be determined by the engineer.

Posting a Cash in Lieu fee of Cost Plus 30% on flag lots or portions of lots without direct access to public street frontage, private street improvements shall be constructed and/or paid for at the rate of \$57.00 per foot in E-1 or larger (lot) Zoning Districts: and at the rate of \$70.00 per foot in all other Zoning Districts as determined by the following schedule:

$$(\text{frontage feet}) \times (\text{district fee per foot}) = \text{fee due}$$

Single-family residential – Improvement footage shall be determined by dividing the required minimum lot area by 200 and the minimum shall not be less than 30 feet.

Property zoned E-1 or larger

$$\frac{21,780}{200} \times 57 \times 1.30 = \$8,069$$

Property zoned R-1

$$\frac{10,000}{200} \times 70 \times 1.30 = \$4,550$$

PLANNING USER FEES

Item	Fee
Annexation	
Single family / Single Lot	\$2,161
All Other	\$7,045
Appeal	\$500
Boundary Adjustment	\$2,214
Certificate of Compliance	\$1,916
Comprehensive Sign Program - Minor (1-5 signs)	\$894 *
Comprehensive Sign Program - Major (6+ signs)	\$1,192 *
Conceptual Landscape Plan Review - Residential	\$1,719
Conceptual Landscape Plan Review - Commercial (single business)	\$1,914
Conceptual Landscape Plan Review - Commercial Complex / Industrial	\$2,471
Condominium Housing Permit	\$2,385
Early Design Review	\$820
Environmental Review Exemption (1)	\$373
Environmental Review – Performed by City Staff (2)	\$19,378
Environmental Review – City Facilitation of Consultant (2,3)	\$5,962
Environmental Impact Report	Cost + 20%
Extension of Time	\$894
General Plan Amendment	\$9,133
General Plan Amendment Preliminary CC Review	\$1,491
Home Occupation Permit	\$149 *
Landscape Construction Drawing Review – Single Family Home	\$1,267
Landscape Construction Drawing Review and Inspection - Residential Subdivision	\$3,056
Landscape Construction Drawing Review and Inspection - Commercial--single business	\$2,460
Landscape Construction Drawing Review and Inspection - Commercial Complex / Industrial	\$3,056
Planned Residential Development	\$6,718
Plot Plan Review	\$2,832
Research (Hourly)	\$149 *
Sign Permit Review – Single Sign	\$596 *
Sign Permit Review – Multiple Signs	\$745 *
Site Development Plan	
Commercial / Industrial	\$6,908
Residential	\$7,946
Site Development Plan – Minor Amendment	\$2,770

Item	Fee
Specific Plan	\$9,323
Specific Plan Amendment	\$4,661
Substantial Conformity Review (SCR)	\$3,368
Temporary Sign – banner only	\$35 *
Tentative Parcel Map	\$4,078
Tentative Subdivision Map (5-15 lots)	\$6,273
Tentative Subdivision Map (16+ lots)	\$8,639
Use Permits	
Minor / Zoning Administrator Use Permit	\$2,614
Operations Use Permit	\$527 *
Alcohol – Minor Use Permit	\$165 *
Seasonal Use Permit	\$124
Special Use Permit – Planning Commission	\$6,937
Special Use Permit - Minor Amendment	\$2,668
Temporary Use Permit – Administrative (single permit)	\$124 *
Temporary Use Permit – Administrative (4 permits per year)	\$373 *
Temporary Use Permit – Zoning Administrator	\$1,123 *
Variance	\$2,912
Zone Change	\$8,983
Zone change – Preliminary CC Review	\$1,491
Zoning Verification Letters	\$298 *
Zoning Administrator Permit – Large Family Day Care	\$165 *

- (1) An additional \$50 exemption filing fee (PLN-FILEFE) for the County of San Diego will be collected from the applicant at the time of project approval.
- (2) Additional Department of Fish and Game fees apply to projects subject to environmental review under CEQA for filing of Notice of Determination. Applicable fees can be obtained from the assigned planner or the County Clerk, and will be collected from the applicant at the time of project approval.
- (3) Plus actual contractor Fees

An additional General Plan Surcharge of 7% based on all Planning related user fees will apply; except for the items noted with an asterisk (*). (PLN-GPSCHG)

ENGINEERING USER FEES

Item	Fee
Certificate of Correction	\$546
Encroachment Agreement	\$2,491
Encroachment Permit	\$1,437
Parcel Map	\$3,019
Final Map (5-15 lots)	\$4,189
Final Map (16+ lots)	\$6,056
Grading Inspection - Single Family Residence ¹	\$3,688
Grading Inspection - Small Subdivision/Commercial/Industrial (1-5 sheets) ¹	\$11,023
Grading Inspection - Medium Subdivision/Commercial/Industrial (6-15 sheets) ¹	\$22,293
Grading Inspection - Large Subdivision/Commercial/Industrial (16-24 sheets) ¹	\$25,134
Grading Inspection - Large Subdivision/Commercial/Industrial (25+ sheets) ¹	\$37,154
Grading Plan Check - Single Family Residence	\$2,885
Grading Plan Check - Small Subdivision/Commercial/Industrial (1-5 sheets) ²	\$5,327
Grading Plan Check - Medium Subdivision/Commercial/Industrial (6-15 sheets) ²	\$8,447
Grading Plan Check - Large Subdivision/Commercial/Industrial (16-24 sheets) ²	\$10,416
Grading Plan Check - Large Subdivision/Commercial/Industrial (25+ sheets) ²	\$12,391
Grading Plan Check and Inspection - Minor	\$2,670
Grading Plan - 4th and Subsequent Review (per review)	\$893
Grading Re-inspection – Per Inspection	\$312
Improvement Inspection - Small (1-5 sheets)	\$3,903
Improvement Inspection - Medium (6-15 sheets)	\$7,025
Improvement Inspection - Large (16-24 sheets)	\$11,708
Improvement Inspection - Large (25+ sheets) (Per Sheet)	\$14,050
Improvement Plan Check - Small (1-5 sheets) ²	\$4,916
Improvement Plan Check - Medium (6-15 sheets) ²	\$6,650
Improvement Plan Check - Large (16-24 sheets) ²	\$7,993
Improvement Plan Check - Large (25+ sheets) ²	\$9,471
Improvement Plan Check - 4th and Subsequent Review (per review)	\$312
Sewer Availability Letter (Will – Serve) Availability Fee	
Single Family	\$781
Subdivision / Multi-Family	\$1,366
Commercial / Other	\$1,366

Item	Fee
Sewer Availability Letter (Will – Serve) Clearance Fee	
Single Family	\$781
Subdivision / Multi-Family	\$1,366
Commercial / Other	\$1,366
Sewer Availability Letter (Will – Serve) Commitment Fee	
Single Family	\$781
Subdivision / Multi-Family	\$1,366
Commercial / Other	\$1,366
Storm Water – Final Hydrology and Hydraulic Studies (H&H) ⁴	\$3,356
Storm Water – Water Quality Technical Report, Standard Project (WQTR-S) ^{3, 4}	\$1,444
Storm Water – Water Quality Technical Report, Priority Project (WQTR-P) ^{3, 4}	\$7,649
Street Vacation	\$3,298
Temporary Parking Permit	\$312
<i>Wide Load Permit – Daily</i>	\$156
<i>Wide Load Permit – Annual</i>	\$156
<i>Soils Report Review Fee⁴</i>	\$2,303
<i>Buena Sanitation Plan Check (Per Plan Check)</i>	\$859
<i>Building Plan Check Submittal Stormwater Review <1 Acre</i>	\$39
<i>Building Plan Check Submittal Stormwater Review > 1 Acre</i>	\$117

¹The level of effort for inspection services is based on the minimum requirements identified in Municipal Code Section 17.56 and a 90 calendar day permit. Additional inspection will be based on the Grading Reinspection hourly rate and an hourly estimate of effort as approved by the City Engineer. The fee and level of effort for inspection of erosion and sediment control for compliance with Municipal Code Section 13.18, the Jurisdictional Urban Runoff Management Plan and the San Diego Regional Water Quality Control Board Order 2001-01 will be calculated specifically for each project site. The fee will be based on the Grading Reinspection hourly rate and an hourly estimate of effort as approved by the City Engineer.

²The level of effort for plan checking is based on a three check and mylar check review. Additional improvement plan check will be based on the Improvement Plan Check hourly rate and an hourly rate estimate of effort as approved by the City Engineer. Additional grading plan check will be based on the grading plan check hourly rate and an hourly rate estimate of effort as approved by the City Engineer.

³The level of effort for review of SWQMP and H&H reports is based on an anticipated three check process. If in the event more time and effort are required to comply with the Regional Water Quality Control Board and/or City of Vista requirements additional fees will be charged based on current hourly rates. Time spent will be charged as approved by the City Engineer.

⁴Contractor hourly provided by City at \$120/hour.

FIRE PREVENTION FEES

Item	Fee
Fire Alarm System “New”	
1-25 devices	\$568
26+ devices	\$947
Fire Alarm System “T.I.”	
1-25 devices	\$379
26+ devices	\$758
Hood & Duct/Extinguishing System	
NFPA 13 Fire Sprinkler System	
1-50 sprinklers	\$758
51-100 sprinklers	\$1,137
101+ sprinklers	\$1,516
NFPA 13R Fire Sprinkler System	
1-50 sprinklers	\$758
51-100 sprinklers	\$1,137
101+ sprinklers	\$1,1,516
NFPA 13D Single Family System	
Subdivision Repeat Sprinkler Plan Check	
Fire Sprinkler System Mod. (T.I.)	
1-50 sprinklers	\$379
51+ sprinklers	\$758
Standpipe System	
Base Fee	\$284
Per Floor	\$95
Technical Report Review	
General Research	
Fire Pumps – NFPA 20	
Underground Fire Service Mains (per bldg.)	
Re-inspection Fee (Per Inspection)	
Plan Review	19% of building plan check fee

School Fees

Vista Unified School District

Fees may be paid at the Vista Unified School District Office, 1234 Arcadia Avenue, Vista, California 92084 between the hours of 1 PM and 4 PM, Monday through Friday. For more information, please call (760) 726-2170, extension 92302.

San Marcos Unified School District

Fees may be paid at the San Marcos Unified School District Facilities Service Department, 255 Pico Ave, San Marcos, California 92069. Any inquiries should be directed to San Marcos Facilities Service Department at (760) 290-2649.

Water Fees

Vista Irrigation District

1391 Engineer Street
Vista, CA 92083
760-597-3100